

**Courthouse Shadows MPUD (PL20180003659)  
Activity Center #16**

**GMPA Narrative**

The Courthouse Shadows Mixed Use Planned Unit Development (MPUD) is a 20.35± acre property located on the southeast corner of the intersection of Tamiami Trail East (U.S. 41) and Airport Road. The property is located within designated Activity Center #16 on the Future Land Use Map. A small-scale plan amendment has been submitted which proposes to permit an increase in density for a 10 acre portion of this project located within the activity center as a development option for this PUD in order to achieve a total of 300 units within the PUD.

The PUD has been developed to date with approximately 150,000 square feet of retail and office commercial uses. This amendment proposes to develop up to 300 multi-family apartments as an option for the site. An alternative Master Plan (Exhibit B) option identifies the location of the potential residential dwellings and the area that would remain for commercial uses. A market analysis demonstrating demand for the residential use has also been provided.

The project is located within Activity Center #16 on the Future Land Use Map. The project is also located within the Bayshore/Gateway Triangle CRA Overlay. Mixed Use Activity Centers are intended to provide for both commercial and residential development. The PUD amendment is accompanied with a small-scale comprehensive plan amendment, which proposes to permit increased density on a 10-acre portion of the site. The companion PUD application proposes a total of 300 multi-family apartments on approximately 18.8 acres of the 20.35 acre PUD. The plan is to utilize up to 97 units from the density pool, in addition to the base density of 4 dwelling units per acre, with the balance of the 300 units resulting from the increased units permitted by the small-scale amendment. The density calculations are as follows:

<b>Activity Center</b>	<b>18.8 ac x 4 du/ac = 75 units</b>
<b>Bonus Pool Units</b>	<b>97 units</b>
<b>Proposed Small-scale</b>	<b>10 ac x 12.8 du/ac = 128 units</b>
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<b>Total</b>	<b>300 units</b>

**Net Density for 18.8 acres residential area**      **16 du/ac**

**Gross Density for PUD (20.35)**      **14.74 du/ac**

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A map amendment to Activity Center #16 is also included with the small-scale amendment application, which identifies the 10-acre area in which the increased density will be applicable.

The site is well suited for the increase in density, which will authorize redevelopment of a defunct shopping center with up to 300 multi-family apartment units. The resulting project will be a mixed-use development, which is consistent with the Future Land Use Activity Center Subdistrict stated objectives. The Bayshore/Gateway CRA promotes development and redevelopment opportunities within the CRA. This project will fulfill the stated goals for the CRA.

The project location is ideal due to the proximity to the Collier County Government complex, which provides opportunities for employment, and it provides an opportunity for residents to easily travel throughout Collier County with the Collier Area Transit (CAT) transfer station located on the government complex. The County Government complex is easily walkable from the proposed residences, and residents have a safe crossing of U.S. 41 to the County Government complex via a traffic-signalized intersection serving the Courthouse Shadows PUD.

Infrastructure is in place to service the proposed residential component, and the site has direct access to two signalized intersections.

Although a portion of the site is within the Coastal High Hazard Area (CHHA), the applicant will mitigate for its impacts as required by Florida Statutes. To this end, the applicant concurs with the mitigation strategy suggested by Emergency Management staff; therefore, the project will be consistent with the statutory mitigation requirement.